

RETAIL PROPERTY
FOR LEASE

1080 SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045



Chris Wilsbach
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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

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PROPERTY DETAILS

FOR LEASE
\$12.50 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- 8,000 SF standalone building for turnkey retail use
- 1.28 acre lot offers ample parking
- Located with frontage on US Route 11/15
- Average daily traffic: 5,661 VPD 11/15 northbound
- Average daily traffic: 7,092 VPD 11/15 southbound

PROPERTY DESCRIPTION

Excellent opportunity to lease 8,000 SF free-standing former Family Dollar store in Liverpool, Perry County, PA. The 1.28 acre parcel includes 30 parking spaces and offers two (2) entrances, including one (1) directly from US Route 11/15. The property is zoned Community Commercial, which allows for multifamily, public community and municipal buildings, some retail businesses, recreational facilities, restaurants and shopping centers, among many other uses.

LOCATION DESCRIPTION

This Family Dollar store is located 30 miles North of the Pennsylvania State Capital, Harrisburg, on US Route 11/15 with daily traffic counts in excess of 12,000 vehicles per day.

OFFERING SUMMARY

Lease Rate	\$12.50 SF/yr (NNN)
Number of Units	One (1)
Lot Size	1.28 Acres
Building Size	8,000 SF
Available SF	8,000 SF



PROPERTY SUMMARY

Address	1080 Susquehanna Trail Liverpool, PA 17045
Municipality	Liverpool Borough
County	Perry County
Tax Parcel #	120-011.01-001.002
Year Built	2013

BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
Roof	Peak aluminum
Ceilings	Exposed
Floor Type	Concrete
Business ID Sign	Yes
Parking Spaces	30

ZONING

Zoning	Community Commercial
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AERIAL PHOTO

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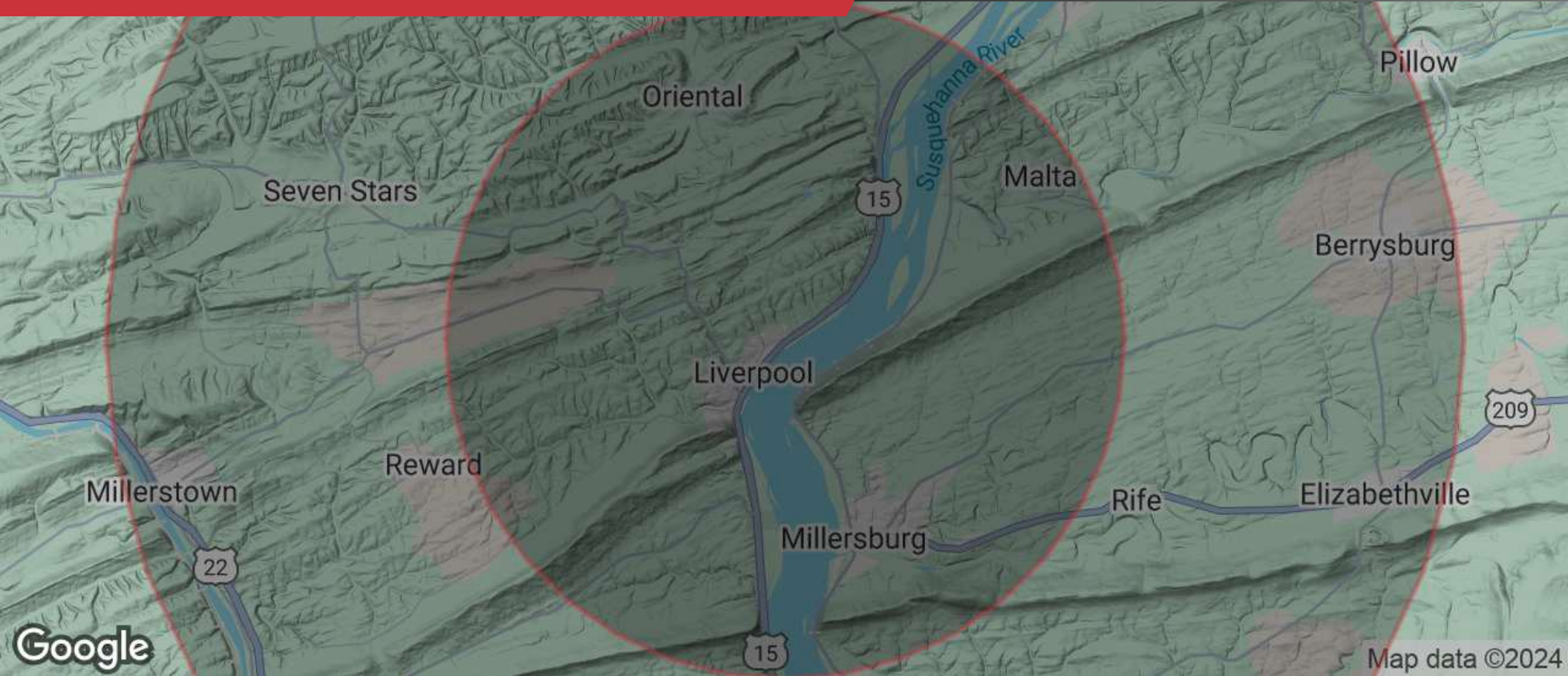
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DEMOGRAPHICS

FOR LEASE
\$12.50 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
10,220	29,906	76,517



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
4,315	11,944	29,931



INCOME

5 MILES	10 MILES	15 MILES
\$85,863	\$90,808	\$92,911

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